

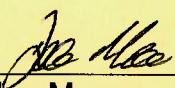
An
Coimisiún
Pleanála

Direction
CD-021816-26
ACP-323763-25

The submissions on this file and the Inspector's report were considered at a meeting held on 26/01/2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:


Declan Moore

Date: 26/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the constrained nature of the subject site, its location at the prominent junction of Shelbourne Road and Pembrook Road within Ballsbridge, and being situated within the River Dodder Conservation area proximate to the bridge which is a protected structure and listed in the Record of Monuments and Places (RMP) under the National Monuments Acts, the proposed development would have a detrimental impact on the established historic character of this area of Ballsbridge in terms of visual dominance and overdevelopment, contrary to the requirements of Policy BHA9 of the Dublin City Development Plan 2022-2028.

The quantum of development being proposed significantly exceeds the established height of the surrounding area and does not meet the performance criteria as set out within Table 3 of appendix 3 of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located on a heavily trafficked road, where several roads converge, and there is limited on-street carparking and set down availability. As a result, it is considered that the proposed development would generate excessive drop-offs, servicing activity and overspill parking on the adjacent streets. The proposed development would, therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the Dublin City Development Plan 2022-2028 in this regard and would, therefore, be contrary to the proper planning and sustainable development of the area.